

Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue

Lancaster, New York 14086

February 1, 2023

Planning Board Members:

Carlo DiRienzo, Chair
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Michael Reinhold

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas E. Fowler, Jr.

Town Highway Superintendent:

John Pilato

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 1, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Carlo DiRienzo
Planning Board Chair

CD:cm
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 1st day of February 2023 at 7:00 P.M. and there were present:

PRESENT: Carlo DiRienzo, Chair
Rebecca Anderson, Member
Anthony Gorski, Member
Lawrence Korzeniewski, Member
Michael Reinhold, Member

EXCUSED: Joseph Keefe, Member
John Copas, Member
Emily Orlando, Deputy Town Attorney

ABSENT: None

ALSO PRESENT: None

Town Board Members: Council Member Mazur

Other Elected Officials: None

Town Staff: Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Cyndi Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

Minutes-A motion was made by Chair DiRienzo to approve the minutes from the January 18, 2023 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman DiRienzo-Yes

Joseph Keefe-Excused

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Excused

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

**TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST
FEBRUARY 1, 2023**

- 2.01.01 Letter dated 1/6/23 from Carmina Wood requesting to be placed on Planning Board Agenda for February 1, 2023, for Edgewater East.
- 2.01.02 Letter dated 1/9/23 from Michelle Barbaro, Deputy Highway Superintendent, informing of no issues for Project #2225 (Town Line Volunteer Fire Co.).
- 2.01.03 Letter dated 1/9/2023 from Michelle Barbaro, Deputy Highway Superintendent, informing of no issues for Project #1863 (Genesee Park Lane Development)
- 2.01.04 Letter dated 12/29/22 from Ed Shiller, Town Engineer, with comments regarding Project #2225 (Townline Fire Department).
- 2.01.05 Letter dated 1/17/23 from Michelle Barbaro, Deputy Highway Superintendent, informing of no issues for Project #2010 (21 Pavement Road).
- 2.01.06 Letter dated 1/29/23 Marco Laurienzo, Patrol Captain, informing of no objections for Project #2010 (21 Pavement Road).
- 2.01.07 Letter dated 01/20/23 from Diane Terranova, Town Clerk, with town board resolution granting one year extension for Site Plan at 9 Lancaster Parkway.
- 2.01.08 Letter with corrected date 1/23/23 from Ed Schiller, Town Engineer, with comments regarding Project #2010 (21 Pavement Road).

SITE PLAN REVIEW – PROJECT #2117, EDGEWATER EAST, S.B.L. #116.00-2-11.1, LOCATED AT 6026 BROADWAY. CONSTRUCTION OF FIVE @ 2 STORY, 10 UNIT APARTMENT BUILDINGS (50 UNIT TOTAL). CONSTRUCTION WILL ALSO INCLUDE A STORMWATER MANAGEMENT SYSTEM, UTILITY IMPROVEMENTS AND A TOTAL OF 111 PARKING SPACES INCLUDING 50 GARAGE SPACES.

Bryan Young & Joe Young of Young Development along with Jonathan Barniak of Carmina Wood Design presented the Edgewater East Site Plan that was first discussed with the Planning Board on December 7, 2022. The Site Plan has been updated according to some of the Planning Board comments.

Black Hill Spruce and White Spruce were added to the landscape plan and are native species. The section of woods in the corner of the property being cut down is a concern. Mr. Young stated that much of that area has poplar and ash trees that needed removal for the safety of the buildings. He also noted the maples and willows by the pond which will be staying. A long wooded buffer will remain in between this project and 18 Pavement Road. The amount of buffer plantings has increased and relocating the dog park did effect some of the trees. The dog park has been relocated and the fence for the park will no longer need a height variance.

Density of the site will need a variance. The code allows for 47 units and the site plan has 50 units currently. The removal of any units would make the project financially unfeasible according to Mr. Young. A set back variance will be needed to accommodate vehicle parking on the south west corner of the property.

With the current site plan, emergency services are given adequate access.

The option of larger units to reduce the number of units was discussed to prevent the need for a variance but was not well received by the applicant. The units are upscale with no shared hallway for tenants.

The financial feasibility of the project is based on the price of the land, supply costs and the number of units among other items.

The ZBA can not act on the variance application until after SEQR is conducted by the Planning Board.

Ed Schiller, Town Engineer, requested that a full set of drawings be sent to him for review.

DETERMINATION

A motion was made by Rebecca Anderson to table the Site Plan for Edgewater East. Motion seconded By Chair DiRienzo.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Excused

Anthony Gorski-Yes

Joseph Keefe-Excused

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Motion carried.

**AMENDED SITE PLAN REVIEW – PROJECT #2225, TOWNLINE VOLUNTEER FIRE CO.,
S.B.L. #117.11-2-10.1, LOCATED AT 6503 BROADWAY, WEST OF TOWN LINE ROAD. PROPOSED
4,420 SQ FT ONE STORY BUILDING ADDITION.**

Chris Streng of Kulback's Inc. along with Tom Schlick of Townline Fire Dept. presented the addition to the existing fire hall which will accommodate two new aerial trucks that are on order for the department. The addition will square up the building on the east side of the facility and 2 @ 14' high garage doors will be included. No other changes will be made to the site. A heated pad will be located in front of the new doors and the estimated time of delivery for the trucks is the end of 2023. No variances are needed for the project.

Planning Board Minutes

SEQR Review

February 1, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 1st day of February, 2023 at 7:21 p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: JOHN COPAS, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
EMILY ORLANDO, DEPUTY TOWN ATTORNEY

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMEMBER
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:
**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
TOWNLINE VOLUNTEER FIRE CO.
6503 BROADWAY**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short

Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas E. Fowler Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 8.2 acres.

The location of the premises being reviewed is 6503 Broadway, Lancaster, New York 14086, Erie County.

This project described as a 4,420 sq ft addition to the existing fire hall with .15 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER GORSKI

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to recommend was thereupon adopted.

February 1, 2023

DETERMINATION

A motion was made by Michael Reinhold to recommend the approval of the Amended Site Plan for Townline Volunteer Fire Co. to the Town Board. Motion seconded by Chair DiRienzo.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Excused

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Excused

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

AMENDED SITE PLAN REVIEW – PROJECT #2010, 21 PAVEMENT ROAD, LLC, S.B.L. #116.08-1-71, LOCATED AT 21 PAVEMENT ROAD. MINOR PAVEMENT EXPANSION APPROXIMATELY 2,200 SQ FT ALONG THE EXISTING PAVED DRIVE ON THE NORTH END OF THE SITE. THIS WAS PREVIOUSLY RECOMMENDED FOR APPROVAL OF THE ORIGINAL SITE PLAN ON MAY 15, 2019 AND THE SITE PLAN AND NEGATIVE DECLARATION WERE UNANIMOUSLY APPROVED BY THE TOWN BOARD AT THE JUNE 3, 2019 MEETING.

Ken Zollitsch of Greenman-Pedersen, Inc. along with Gary Marciniak, Principal of 21 Pavement, LLC. presented the plan that would correct an error made when the last project was constructed. This has been a machine shop for the past 34 years. The zoning was changed to conform with the use of the building. The additional asphalt is to allow a safe back up or turn around for semi trailers and box trucks. Not having the additional paved drive would create a hazard and hardship of removing 4 parking spaces and damaging landscaping. The request is to approve the project as surveyed by GPI. A future addition to the shop is being planned but this site plan and building permit need to be completed before starting another project. Improvements have been made to the property to clean it up and improve the look. A variance is required due to the 15' set back that was approved in the last site plan no longer conforms to the design change. The asphalt being discussed in this site plan in no way effect the noise factor. SEQR will be conducted so that the applicant could appear in front of the ZBA for the variance. The original gravel drive was closer to the property lines than the new asphalt.

Planning Board Minutes

SEQR Review

February 1, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 1st day of February, 2023 at 7:47p.m. and there were

PRESENT:

REBECCA ANDERSON, PLANNING BOARD MEMBER

ANTHONY GORSKI, PLANNING BOARD MEMBER

LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: JOSEPH KEEFE, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
EMILY ORLANDO, DEPUTY TOWN ATTORNEY

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMAN
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
21 PAVEMENT ROAD, LLC
21 PAVEMENT ROAD

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas E. Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 1.0 acres.

The location of the premises being reviewed is 21 Pavement Road, Lancaster, New York 14086, Erie County.

This project described as pavement expansion of 2,200 sq. ft. with .3 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER REINHOLD

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	EXCUSED
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	EXCUSED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to recommend was thereupon adopted.

February 1, 2023

DETERMINATION

A motion was made by Rebecca Anderson to table the Amended Site Plan for 21 Pavement Road, LLC. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chair DiRienzo-Yes	Joseph Keefe-Excused
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
John Copas-Excused	Michael Reinhold-Yes
Anthony Gorski-Yes	

Motion carried.

SITE PLAN REVIEW – PROJECT #1863, GENESEE PARK LANE DEVELOPMENT, S.B.L. #82.19-3-1.111, LOCATED AT 5428 GENESEE STREET. DEMO 3 EXISTING STRUCTURES AND CONSTRUCTION OF 4 NEW BUILDINGS. 1 FOR RETAIL AND 3 FOR APARTMENTS, 9 UNITS IN EACH BUILDING WITH A TOTAL OF 27 UNITS. PARKING LOTS, ACCESS DRIVE, STORMWATER MANAGEMENT FACILITIES, SIDEWALK AND PUBLIC UTILITIES.

Michael T. Yager presented the mixed use project. The comment letters from Ed Schiller and Matt Fischione need to be addressed. There was a comment regarding keeping only one central driveway but the project was designed to accommodate one for commercial and one for

housing, along with provide for emergency management access. The housing is able to use the access drive out the back of the property. The dumpster will be moved into code compliance and was only placed closer to the building for convenience. Light poles will be 12' high as per code. Public sidewalks are not on the plans because currently they would not connect to other sidewalks. Knowing that sidewalks are being encouraged by NYS, sidewalks should be made available because at some point they will connect to other sidewalks. Sidewalk installation may have to contend with existing ditches and location would be up to NYS DOT.

The small shops and small businesses are a light retail use to complement the housing. The housing units have private garages and parking spaces are available.

A variance is needed for the building offset and the dumpster location if not moved.

DETERMINATION

A motion was made by Rebecca Anderson to table the Site Plan. Motion seconded by Chair DiRienzo.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Excused

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Excused

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

Progress on the RV Code has been delayed but should be addressed at the March meeting.

The Stutzman Subdivision property is for sale and Councilmember Mazur is interested in preserving for green space.

Motion made by Lawrence Korzeniewski at 8:12p.m. to adjourn the meeting. Seconded by Michael Reinhold. Motion carried.

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: February 1, 2023

RE: Townline Volunteer Fire Co.

PROJECT #: 2225

LOCATION: 6503 Broadway

TYPE: Amended Site Plan

RECOMMENDATION: APPROVE
Roll call vote:
Chair DiRienzo-Yes
Rebecca Anderson-Yes
John Copas-Excused
Anthony Gorski-Yes
Joseph Keefe-Excused
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A